

## **B. Environmental Conditions**

A Phase I Environmental Site Assessment (ESA) and Phase II Investigation of the proposed Storrs Center MDP Project Area, excluding one parcel, was performed by Haley and Aldrich, Inc. to provide a baseline of environmental conditions, and to identify environmental conditions that could affect the redevelopment process. A Phase I Environmental Site Assessment (ESA) of the excluded parcel at 2 South Eagleville Road, presently occupied by the U.S. Post Office, was performed by BL Companies. In addition, BL Companies has completed a review of the Environmental Investigation Reports prepared by Haley & Aldrich of the work noted above. See Figure 2 for a general Environmental Conditions Plan.

### **1. Environmental Reports Review**

BL Companies conducted a review of two environmental reports completed for a 40-acre piece of land located at the intersection of Dog Lane and Storrs Road in Storrs, Connecticut. The reports consisted of a Phase I ESA and a Phase II Site Investigation (SI), both prepared by Haley & Aldrich, Inc. and completed on August 5, 2004.

The Phase I ESA was completed for eight separate parcels of land occupied by commercial buildings. The uses in the commercially developed area are described below:

- **Lot 13 (1222, 1228, 1254 Storrs Road and 4 Dog Lane):** This parcel is owned by the State of Connecticut and existing development includes the UConn Design Center, UConn Print Shop, Storrs Automotive, and Storrs Marketplace, a plaza featuring Paul's Pizza, Store 24, Tequila Cove Restaurant, a bookstore, and other small retail and service businesses, and their associated landscaping, parking areas and amenities.
- **Lot 14 (1232 Storrs Road):** This parcel is owned by Nicholas and Georgia Haidous and the trustees of the Haidous Family Trust and existing development includes a two-story commercial building and paved parking areas. The commercial building is occupied by Friendly's Restaurant, Storrs Drug, Inc., Aztec Sun Tanning, and Storrs Laundromat.
- **Lot 15 (1244 Storrs Road):** This parcel is owned by Storrs Associates LLC and existing development includes two two-story commercial buildings. The first building is occupied by Copy Run, Dominos, and Storrs Common Laundromat. The second building is occupied by Blimpie's, Starbuck's, and People's Bank. Office Space is also present on the lower level of the second building.
- **Lot 16 (10 Dog Lane):** This parcel is owned by Esther Warzocha and existing development includes a two-story building used for office and retail purposes.

- **Lot 17 (14 Dog Lane):** This parcel is owned by the University of Connecticut and existing development includes a one-story building occupied by a physical therapy clinic.
- **Lot 18 (18 Dog Lane):** This parcel is owned by Richard Robarge, Jr. and existing development includes a three-story building occupied by a community church.
- **Lot 9 (13 Dog Lane):** This parcel is owned by Steven H. Rogers, Douglas P. Donaldson and Randall B. Bobb and existing development includes a one-story building occupied by University Spirit, HealthSouth, and a bagel restaurant formerly known as Bagelz.
- **Lot 10 (1266 Storrs Road):** This parcel is owned by the University of Connecticut and existing development located within the Project Area Boundary on this parcel includes a one-story building known as the UConn Publications Building.
- **Lot 13A (2 South Eagleville Road):** This parcel is owned by the State of Connecticut and leased to the U.S. Postal Service and existing development includes a one-story building occupied by a U.S. Post Office. A sanitary sewer pump station is also found on this parcel.

Previous reports cited during the Phase I ESA included the following:

Report on Storrs Center Development, Storrs, Connecticut, dated October 2003, prepared by Haley & Aldrich, Inc.

- This was a preliminary geotechnical investigation.
- Evidence of environmentally-impacted soils was observed northeast of the University Plaza Shopping Center building and northeast of the UConn Print Shop.
- Dark staining and odor was detected in soil at the shopping center and at the Print Shop location.
- Petroleum products were detected in soil at concentrations above regulatory criteria.

Tank Removal Report, UConn Texaco, Storrs, Connecticut, dated November 1994 and prepared by Fuss and O'Neill, Inc.

- This report was completed for the removal of three 5,000-gallon gasoline USTs and one 550-gallon waste oil UST. Stained soil was removed from beneath the waste oil UST to a depth of 7 ft bgs



(at bedrock). Gasoline-impacted soils were also removed from beneath the gasoline USTs. Quarterly groundwater monitoring last conducted in May 1996 reported no contaminants above the regulatory criteria.

Recognized Environmental Conditions identified by Haley & Aldrich included:

- Historic storage of heating oil in a UST at 13 Dog Lane.
- Historic use of 4 Dog Lane (Storrs Automotive) for automotive repairs and gasoline sales and storage.
- Potential historic use of 1244 Storrs Road as a dry cleaner.
- Potential historic use of 1244 Storrs Road as a gasoline filling station.
- Environmentally-impacted soils/suspect fill materials east of University Plaza Shopping Center.
- Historic/current storage and use of hazardous materials/petroleum products at 1228 Storrs Road (Print Shop).

The Phase II SI was based on the areas of concern identified during the Phase I ESA and the preliminary geotechnical investigation conducted in October 2003. A summary of Phase II activities and findings is described below.

- Thirteen borings, three of which were converted into monitoring wells, were completed on land owned by the State of Connecticut on April 16 and May 20, 2004.
- Borings 201 through 204 were advanced northeast of University Plaza Shopping Center.
- Borings 206 through 209 were advanced in areas east and down-gradient of the Print Shop.
- Borings 301 through 305 were advanced in areas adjacent to the Print Shop.
- Staining and odors were detected in soil from B-208 (15-20 ft) and B-302 (15-17 ft) adjacent to the northeast corner of the Print Shop.
- Twenty-two samples were collected for analysis of Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), PCBs, Connecticut Extractable Petroleum Hydrocarbons (ETPH), and/or metals.

- Five groundwater samples were collected from the two existing wells and the three newly installed wells on April 23 and May 25, 2004. The samples were analyzed for VOCs, PCBs, and ETPH.

### **Results of Soil Analysis**

- ETPH was detected at concentrations above the regulatory criteria in three borings (B-204, B-208, and B-302).
- VOC test results indicated the presence of 13 compounds from soil samples collected from borings B-208 and B-302.
- SVOC test results indicated the presence of 17 compounds from soil samples collected from borings B-201, B-206, and B-208. Concentrations of Benzo[a]anthracene, Benzo[a]pyrene, Benzo[b]fluoranthene, and Phenanthrene were detected at concentrations above regulatory criteria in B-201.
- Six metals were identified in soil samples collected from Borings 201, 206, 207, and 208. No metals were detected above regulatory criteria.
- PCBs were not detected above the laboratory detection limits.

### **Results of Groundwater Analysis**

- VOCs were detected below regulatory criteria in the samples collected from B-208.
- ETPH was detected at concentrations of 29 mg/l and 0.68 mg/l in water samples collected from B-208-MW and MW-4.
- PCBs were not detected above laboratory detection limits.

### **Findings of the Phase II SI included:**

- Based on the detection of ETPH above regulatory criteria within a groundwater sample from MW-4, residual impacts to groundwater remain on the Storrs Automotive Property.
- An area of approximately 100 to 200 cubic yards of ETPH and SVOC-impacted soil is present northeast of the University Plaza Shopping Center.
- An area of approximately 500 to 600 cubic yards of ETPH and VOC-impacted soil located northwest of the UConn Print Shop.

Additional investigation of several parcels is necessary to determine the full impact to soil and groundwater. Remediation of soil and groundwater may be required, dependent



on the cleanup goals established for the site. Investigation of several parcels not yet investigated may also be required. Background research completed by the University of Connecticut indicates that the Connecticut Transfer Act (Connecticut General Statutes section 22a-134 *et seq.*) would not be triggered by the transfer of Lots 10, 13 or 17, nor do any of the data from site investigations suggest that a hazardous waste establishment was previously located on these lots. Although the transfer of Lot 15 is not presently contemplated, the transfer of Lot 15 might trigger the Connecticut Transfer Act due to the possible historic presence of an on-site dry cleaning operation. More research and investigation would be necessary to confirm whether the Transfer Act would be triggered by the transfer of Lot 15 (although, as previously indicated, the transfer of Lot 15 is not presently contemplated).

## **2. Phase I ESA – 2 South Eagleville Road (U.S. Post Office)**

The Phase I ESA for the property located at 2 South Eagleville Road was completed on September 7, 2004. At the time of completion of the report, the site consisted of an irregularly shaped parcel of land, 2.3-acres in size. The parcel was located on the northern side of South Eagleville Road (Route 275) just northeast of the intersection of Route 195 (Storrs Road) with South Eagleville Road in Storrs, Connecticut. The site was developed with a one-story, brick building comprised of 8,000-square feet, and occupied by the United States Postal Service. The United States Postal Service leases approximately 1.3 acres from the University of Connecticut. The Town of Mansfield Assessor's Office identifies the site as Map 16, Block 41, Lot 13A.

A site reconnaissance was conducted on August 31, 2004. During the reconnaissance, a storage room located at the northern corner of the building contained small quantities of miscellaneous regulated materials including motor oil, degreaser, starting fluid, paint thinner, and other similar items. The containers were observed to be stored properly with no evidence of a release. A 1,000-pound aboveground propane tank was observed in the rear parking lot. A red mailbox labeled "No Smoking" was observed adjacent to the propane cylinder, and contained two partially full five-gallon containers of gasoline. Two approximate 100-pound aboveground propane tanks, a diesel generator, and a sanitary sewer pump station were observed within a fenced area located at the southwestern portion of the site. Two patches were observed in the paved area adjacent to the northern corner of the building. No evidence of vent or fill pipes associated with aboveground storage tanks (ASTs) or underground storage tanks (USTs) was observed at the time of the site visit.

Twelve-inch by twelve-inch vinyl floor tiles, twenty-four inch by twelve-inch asphalt-plank tiles, vinyl baseboard, and wall paneling were observed throughout the building. According to John Bogler, Supervisor, the asphalt-plank tiles tested positive for asbestos. In addition, architectural plans of the building describe the twelve-inch by twelve-inch vinyl tiles as asbestos-containing. Fluorescent lights were observed throughout the building. No labels regarding Polychlorinated Biphenyls (PCB) content were observed on the light ballasts. Paint was chipping and flaking on the overhead doors located at the northern side of the building.



Sanborn™ Fire Insurance Maps did not provide coverage of the site, and city directories were not available for the Town of Storrs (Mansfield) at the Connecticut State Library. The site is depicted as undeveloped land on the 1934, 1951, 1965, and 1970 aerial photographs. The site is depicted in its current configuration on the 1985, 1990, and 1995 aerial photographs.

Review of Federal and State database lists indicate that the site was not identified as a National Priority List (NPL) Site, as a final or proposed Federal Superfund site, Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) site, No Further Remedial Actions Planned Site (NFRAP), Resource Conservation and Recovery Act (RCRA) hazardous waste treatment, storage, or disposal facility (TSDF), RCRA Generator, State Hazardous Waste Site, State Spills Site, or Solid Waste Landfill Site. It does not appear that the site meets the definition of an Establishment as defined by the Connecticut Transfer Act.

The site is listed as having a registered UST, identified as a 600-gallon diesel UST, installed in September of 1995. According to Gursel Ackay, an Engineering Assistant at the UConn Facilities Operations Department, the UST is listed within UCONN files as a historical tank. This indicates that the tank has been removed, replaced, or is no longer in use. The exact location of the UST is unknown.

Thirty off-site facilities were identified as RCRA generators of hazardous waste, State Hazardous Waste sites, State Spills sites, and/or as having Registered USTs and Leaking USTs.

Based on the information evaluated during this investigation, current and/or historical recognized environmental conditions were identified at the site and included:

- The presence of a 600-gallon diesel UST and a diesel generator onsite.
- The occurrence of a release of approximately 25-gallons of gasoline on January 26, 1989 in the rear parking area of the site.

Based on the information evaluated during this investigation, potential environmental risks exist at the site. These include:

- The presence of asbestos-containing floor tiles and other possible asbestos-containing materials (ACMs).
- The possible presence of PCB-containing fluorescent light ballasts.
- The possible presence of Lead-Based Paint (LBP).
- The possible presence of Chlorofluorocarbons (CFCs).

Based on the information presented in this report, BL Companies recommended the following:

- The completion of a Limited Phase II Site Investigation (SI) to evaluate potential impacts to soil and groundwater from releases of petroleum products and a Ground Penetrating Radar (GPR) Survey to verify the presence or absence of USTs on site.

The presence of ACMs, LBP, and PCBs required no further action at the time of completion of the report. BL Companies recommended the following in the event of future renovations or demolition:

- Those materials assumed to be ACM that will be impacted by future renovation and/or demolition activities must be abated by a licensed Asbestos Abatement contractor prior to disturbance.
- During renovation or demolition activities, workers should follow OSHA regulations regarding potential exposure to airborne lead. In addition, representative samples of any renovation or demolition waste should be tested by the Toxicity Characteristic Leaching Procedure (TCLP) to determine if the waste is hazardous. Hazardous wastes must be disposed of according to Federal, State, and local regulations.
- If present, fluorescent light ballasts should be segregated upon demolition or renovation of the structure and properly disposed of as PCB-containing waste.

#### Pre-Demolition Hazardous Building Materials Inspection (HBMI) and Abatement

The Mansfield Downtown Partnership or the Master Developer will perform a pre-demolition HBMI for all buildings located on the site that will be renovated or demolished as part of the Project. The work will include identification of friable and non-friable asbestos-containing building materials (ACMs), identification of the presence of polychlorinated biphenyl (PCB)-containing equipment, identification of surfaces painted with lead-based paint (LBP), the identification of thermostatic controls and switches that may contain mercury, and the identification of other hazardous materials that may be present. All such materials will be abated, removed and disposed in accordance with local, state, and federal laws and regulations.